

7.5.3

Standards and Requirements for All Mobile Home Parks, Recreational Vehicle Parks, and Mobile Home Subdivisions.

7.5.3.1

The Planning Commission shall review the proposed development plan to determine its compliance with all portions of the County General Plan and, among other things, shall attempt to make sure that such development will constitute a residential environment of sustained desirability and stability and that it will not adversely affect amenities in the surrounding area. Standards higher than the minimum standards contained in this Code may be required if necessary for local conditions of health, safety, and protection of property, and to insure that the development will mix harmoniously with contiguous and nearby existing and planned uses.

7.5.3.2

The Planning Commission shall not approve any application for mobile home park, recreational vehicle park, or mobile home subdivision conditional use permit if the developer cannot provide required water supplies and facilities, waste disposal systems, storm drainage facilities, access or improvements, or if the developer cannot assure that the development will be completed within 12 months, or if the Planning Commission or County Commission determines there would be unusual danger of flood, fire or other hazard, or if the proposed development would be of such character or in such a location that it would:

7.5.3.2.1

Create excessive costs for public services and facilities.

7.5.3.2.2

Endanger the health or safety of the public.

7.5.3.2.3

Unreasonably hurt or destroy the environment.

7.5.3.2.4

Cause excessive air or water pollution, or soil erosion, or

7.5.3.2.5

Be inconsistent with any adopted general or specific plan of the area in which it is to be placed.

7.5.3.3

The development shall conform to the following standards and requirements, unless modified by an approved planned unit development plan:

7.5.3.3.1

The area shall be in one ownership, or if in several, the application for approval of the development shall be filed jointly by all owners of the property included in the plan.

7.5.3.3.2

A strip of land at least 15 feet wide surrounding the entire park shall be left unoccupied by mobile homes, recreational vehicles, storage buildings, service buildings, garages or any add-ons, and shall be planted and maintained in lawn, shrubs, trees, with an approved durable permanent wall or fence designed to afford privacy to the development.

7.5.3.3.3

All storage and solid waste receptacles outside the confines of any mobile home or recreational vehicle shall be housed in a closed structure compatible in design and construction to the mobile homes, and to any service buildings within the development; all patios, carports, garages, and other add-ons shall be compatible in design and construction with the mobile home. The service buildings shall be constructed in accordance with standard commercial practice and kept in good repair as determined by the Zoning Administrator. In mobile home developments where units will be situated with long axis perpendicular to the street, streets will run in a North-South direction to the greatest extent possible. This is to promote solar orientation of the units.

7.5.3.3.4

In addition to meeting the above requirements and conditions, and conforming to the other laws of the County, all mobile home parks, recreational vehicle parks, and mobile home subdivisions shall also conform to all applicable state regulations. In the event of any conflict between said regulations and this Chapter, this Chapter shall take precedence where such regulations are more strict, and the provisions of the state regulations shall take precedence where such regulations are more strict.

7.5.3.4

Every mobile home park, recreational vehicle park, and mobile home subdivision shall provide underground utility service to every mobile home stand or lot as required by the Planning Commission, including but not limited to water, sewer, power, natural gas, telephone, and TV.

7.5.3.5

INSPECTION AND SPECIAL REGULATION OF MOBILE HOMES.

Mobile homes are considered by the County to be less durable and less resistant to deterioration than are conventional homes; therefore, all mobile homes which are used for human habitation, whether conforming or non-conforming, and whether located in mobile home parks, in mobile home subdivisions or on bona fide farms or ranches, shall be subject to the following special regulations:

7.5.3.5.1

Permits are required for mobile home plumbing and electrical hookups, and such hookups shall be made only by licensed plumbers and electricians.

7.5.3.5.2

No mobile home may be placed on a permanent foundation without state-approved modification.

7.5.3.5.3

A Certificate of Compliance is required for all mobile homes within the County, whether occupied or awaiting occupancy, and may be obtained from the Building Official following an inspection wherein the mobile home is found to meet the safety, sanitary and structural standards adopted by the County. The State inspection certificate will be honored in lieu of a Certificate of Compliance.

7.5.3.5.4

Each mobile home may be inspected annually, or upon evidence of need, by the Building Official, to determine whether the structure is sound and being kept in a safe and sanitary condition for human habitation. During the inspection the local Building Official may revoke the Certificate of Compliance or certificate in lieu thereof for cause, including but not limited to violation of the fire or sanitary codes adopted by the County, substantial deterioration of structure so as to adversely affect the health or safety of the occupants, or deterioration in appearance so as to adversely affect the health or safety of the occupants, or deterioration in appearance so as to be unsightly and to adversely affect the value of neighboring properties.

7.5.3.5.5

Upon the revocation of a Certificate of Compliance or certificate in lieu thereof, or a finding of non-compliance, the Building Official shall order the deficiencies corrected and a Certificate of Compliance obtained within thirty (30) days.

7.5.3.5.6

If such deficiencies are not corrected, or cannot be corrected, the mobile home shall be ordered vacated and removed from the premises upon which located, and shall not thereafter be used for human habitation within the County unless all deficiencies are corrected and a Certificate of Compliance obtained.

7.5.3.6

COMPLIANCE WITH OTHER REGULATIONS.

Any mobile home or recreational vehicle located in any permitted area shall comply with and conform to all other zoning laws, rules, regulations, and building, plumbing, electrical, fire prevention, and all other codes and requirements applicable to a structure or building erected within the district in which said mobile home or recreational vehicle is located.

7.5.3.7

GUARANTEES

7.5.3.7.1

For mobile home parks and recreational vehicle parks, adequate and reasonable guarantees must be provided as determined by the Planning Commission and County Commission for permanent retention of open spaces and for the maintenance of roadways, storage facilities, service facilities, and landscaping resulting from the application of these regulations. Guarantees shall be in the form of a bond, or a cash deposit, in the sum to be determined by the Planning Commission, which form must be approved by the County Commission and the County Attorney. The basis for providing assurance of compliance will be a management plan developed by the applicant and approved by the Planning Commission and County Commission that will outline standards of operation, remedies for failure to comply with those standards and a single responsible person or entity for its administration and dealing with the County.

7.5.3.7.2

In any case, when a mobile home park or recreational vehicle park is owned by more than one person, the developer shall establish and appoint a park manager. The manager shall be authorized to receive, process, and represent fully the interests of the owners in respect to continuing management and maintenance of the park.

7.5.3.7.3

Prerequisite to the operation of any mobile home park or recreational vehicle park in the County shall be the obtaining of an annual business license from the County.

7.5.3.7.4

In the event a mobile home or recreational vehicle park is not completed according to approved plans, or operated and maintained according to the approved management plan, the annual business license may be denied or revoked. The mobile homes or recreational vehicles and associated property and facilities shall be removed, and all services discontinued before any part of the land within the development planning area may be used for any other purpose, or be subdivided.

7.5.3.7.5

The premises on which any mobile home is located, used, or occupied shall be maintained in a clean, orderly and sanitary condition. The accumulation of any rubbish, waste, weeds, inoperative vehicles, or other unsightly material thereon shall constitute a public nuisance and a violation of this Code. Reasonable guarantees to assure compliance with this requirement will be required of the developer and/or owner as a condition of conditional use permit approval and ultimately the issuance of the annual County Business License.